

ORDINANCE NO. 001207-51

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:

LOTS 1, 2 AND 3, FAIRWAY PLACE SECTION 1 SUBDIVISION AND 8.335 ACRES OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE GRANT, FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT AND FAMILY RESIDENCE (SF-3) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) COMBINING DISTRICT, LOCALLY KNOWN AS 1881 GROVE BOULEVARD, 6000 FAIRWAY STREET AND 1600-1800 BLOCK OF CLUBVIEW AVENUE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district on the property described in File C14-00-2169, as follows:

Tract One: From family residence (SF-3) district to multifamily residence low density-conditional overlay (MF-2-CO) combining district.

Lots 1, 2 and 3, Fairway Place Section 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 57, Page 23, of the Plat Records of Travis County, Texas, and

Tract Two: From neighborhood commercial (LR) district to multifamily residence low density-conditional overlay (MF-2-CO) combining district.

8.111 acre tract of land, more or less, out of the Santiago del Valle Grant, Abstract 24, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and

Tract Three: From family residence (SF-3) district to multifamily residence low density-conditional overlay (MF-2-CO) combining district.

0.224 acre tract of land, more or less, out of the Santiago del Valle Grant, Abstract 24, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, (the "Property")

locally known as 1881 Grove Boulevard, 6000 block of Fairway Street and 1600-1800 block of Clubview Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence low density (MF-2) base district and other applicable requirements of the City Code.

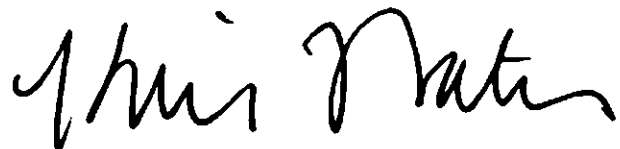
PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on December 18, 2000.

PASSED AND APPROVED

December 7, 2000

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§
§



Kirk Watson
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

DESCRIPTION

FOR A 8.111 ACRE TRACT BEING AN 8.663 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CALLED 7.83 ACRE TRACT (TRACT 3) OF LAND AS DESCRIBED IN THAT DEED TO LARRY K. YOUNT, ET AL. AS RECORDED IN VOLUME 7724, PAGE 998 OF THE DEED RECORDS OF TRAVIS COUNTY, BEING A PORTION OF A 1.00 ACRE TRACT OF LAND (TRACT II), A VACATED RIGHT-OF-WAY OF GROVE BOULEVARD, AS DESCRIBED IN THAT DEED TO LARRY K. YOUNT, ET AL. BY INSTRUMENT RECORDED IN VOLUME 12441, PAGE 1825 OF THE TRAVIS COUNTY DEED OF RECORDS AND BEING PORTION OF A 4.24 ACRE TRACT (TRACT 2) OF LAND AS DESCRIBED IN THAT DEED TO LARRY K. YOUNT, ET AL. BY INSTRUMENT RECORDED IN VOLUME 7724, PAGE 998 OF THE TRAVIS COUNTY DEED OF RECORDS OF SAID COUNTY, **SAVE AND EXCEPT** A 0.552 ACRE (24,060 SQUARE FOOT) TRACT OF LAND OUT OF THE SAID 7.83 ACRE TRACT FOR A TOTAL OF 8.111 ACRES, SAID 8.111 ACRE TRACT IS FURTHER DESCRIBED AS FOLLOWS:

8.663 ACRE TRACT

BEGINNING at a ½ inch iron rod found at the southeast corner of the said 7.83 Acre Tract being at the northeast corner of that called 3.53 Acre Tract as described in that deed to Edward and Alice Siegmund and recorded in Volume 2510, page 151 of the Deed Records of Travis County, being on the west line of Clubview Avenue;

THENCE, with the south line of the said 7.83 Acre Tract, being the north line of the said 3.528 Acre Tract N63°09'50"W a distance of 535.54 feet to the southwest corner of the said 7.83 Acre Tract, being on the east line of Grove Boulevard;

THENCE, in part with the west line of the said 7.83 Acre Tract, the west line of said 1.00 Acre Tract and through the interior of said 4.24 Acre Tract being the east line of the Grove Boulevard, the following three (3) courses:

1. N26°39'12"E a distance of 110.53 feet to a ½ iron rod found;
2. N26°39'26"E a distance of 293.09 feet to a ½ iron rod found for a point of curvature;
3. A distance of 137.10 feet with an arc of a curve to left whose central angle is 07°31'01" with a radius of 1,045.00 feet and whose chord bears N22°54'09"E a distance of 137.00 feet to a point on the north line of the original now abandoned right-of-way of Grove Boulevard;

THENCE, with the said north line of the abandoned now vacated Grove Boulevard with an arc of a curve to the left whose central angle is 24°01'25", an arc length of 173.31 feet, a radius of 400.00 feet and a chord which bears N43°11'02"E a distance 173.31 feet to a point on the extension of the south line of Fairway Place Section 1, a subdivision recorded in Book 57, Page 23 of the Plat Records of Travis County, Texas;

THENCE, with the said extension of the south line of Fairway Place, Section 1 and the south line of Fairway Place Section 1, being the north line of the said 7.83 Acre Tract S63°13'19"E a distance of 501.22 feet to a ½ inch iron rod found at the northeast corner of the said 7.83 Acre Tract being the southeast corner of Lot 6 of the said Fairway Place, Section 1 being on the said west line of Clubview Avenue;

THENCE, with the east line of the said 7.83 Acre Tract being the said west line of Clubview Avenue S27°08'37"W a distance of 707.12 feet to the **POINT OF BEGINNING** and containing 8.663 acres of land and **SAVE AND EXCEPT** from the 8.663 Acre Tract the following 0.552 Acre Tract

0.552 Acre

EXHIBIT A

0.552 ACRE TRACT


BEGINNING FOR REFERENCE on an iron rod found on the west boundary line of said 7.83 Acre Tract same being on the east right-of-way line of Grove Boulevard, from which a found iron rod of the west boundary line of said 7.893 Acre Tract, same being on the east right-of-way line of Grove Boulevard bears N26°39'26"E a distance of 293.09 feet, **THENCE** N26°39'26"E a distance of 64.97 feet to the southwest corner and **POINT OF BEGINNING** of the herein described tract,

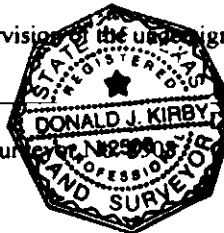
THENCE continuing with the west boundary line of said 7.83 Acre Tract same being the east right-of-way line of Grove Boulevard, N26°39'26"E a distance of 30.00 feet to a northeast corner of the herein described tract,

THENCE departing the said east right-of-way line of Grove Boulevard, through the interior of said 7.83 Acre Tract the following seven (7) courses and distances:

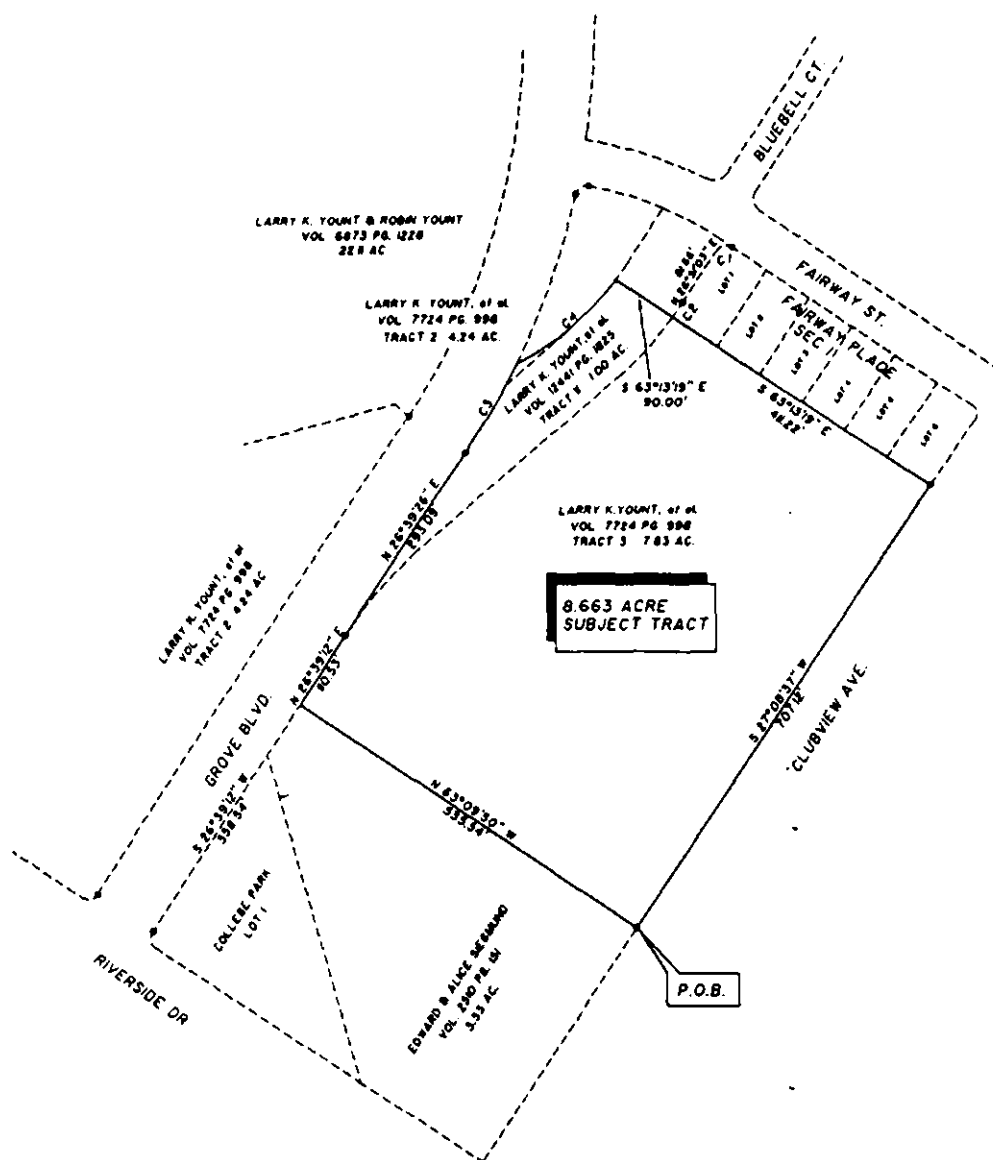
1. S63°33'56"E a distance of 120.17 feet to an inside ell corner of the herein described tract;
2. N27°00'20"E a distance of 239.85 feet to the north corner of the herein described tract;
3. S63°09'50"E a distance of 154.34 feet to the northeast corner of the herein described tract;
4. S26°50'10"W a distance of 99.33 feet to the southeast corner of the herein described tract;
5. N63°09'50"W a distance of 124.63 feet to an inside ell corner of the herein described tract;
6. S27°00'20"W a distance of 170.30 feet to the south corner of the herein described tract;
7. N63°33'56"W a distance of 149.99 feet to the **POINT OF BEGINNING** and containing 0.552 acres of land for a net acreage of 8.111 acres.

Surveyed under the direct supervision of the undersigned:


Donald J. Kirby
Registered Professional Land Surveyor
Baker-Aicklen & Assoc., Inc.
203 East Main Street, Suite 201
Round Rock, TX 78664



SKETCH TO ACCOMPANY FIELD NOTES



CURVE TABLE

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C1	88°31'21"	N 7°07'56" E	15.00	23.38	20.94
C2	02°44'45"	N 28°13'03" E	490.00	23.48	23.48
C3	07°31'06"	N 22°54'09" E	1045.00	137.10	137.00
C4	25°01'25"	N 43°18'02" E	400.00	174.70	173.31

SCALE: 1" = 200'

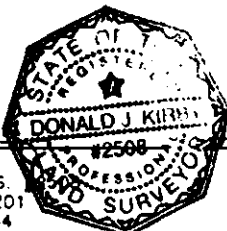
LEGEND

• = IRON ROD FOUND (1/2")

P.O.B. = POINT OF BEGINNING

JOB No.: 1095-701-11
BY: J. Parker

As Prepared By:
Donald J. Kirby, R.P.L.S.
203 E. Main St., Ste 201
Round Rock, TX 78664

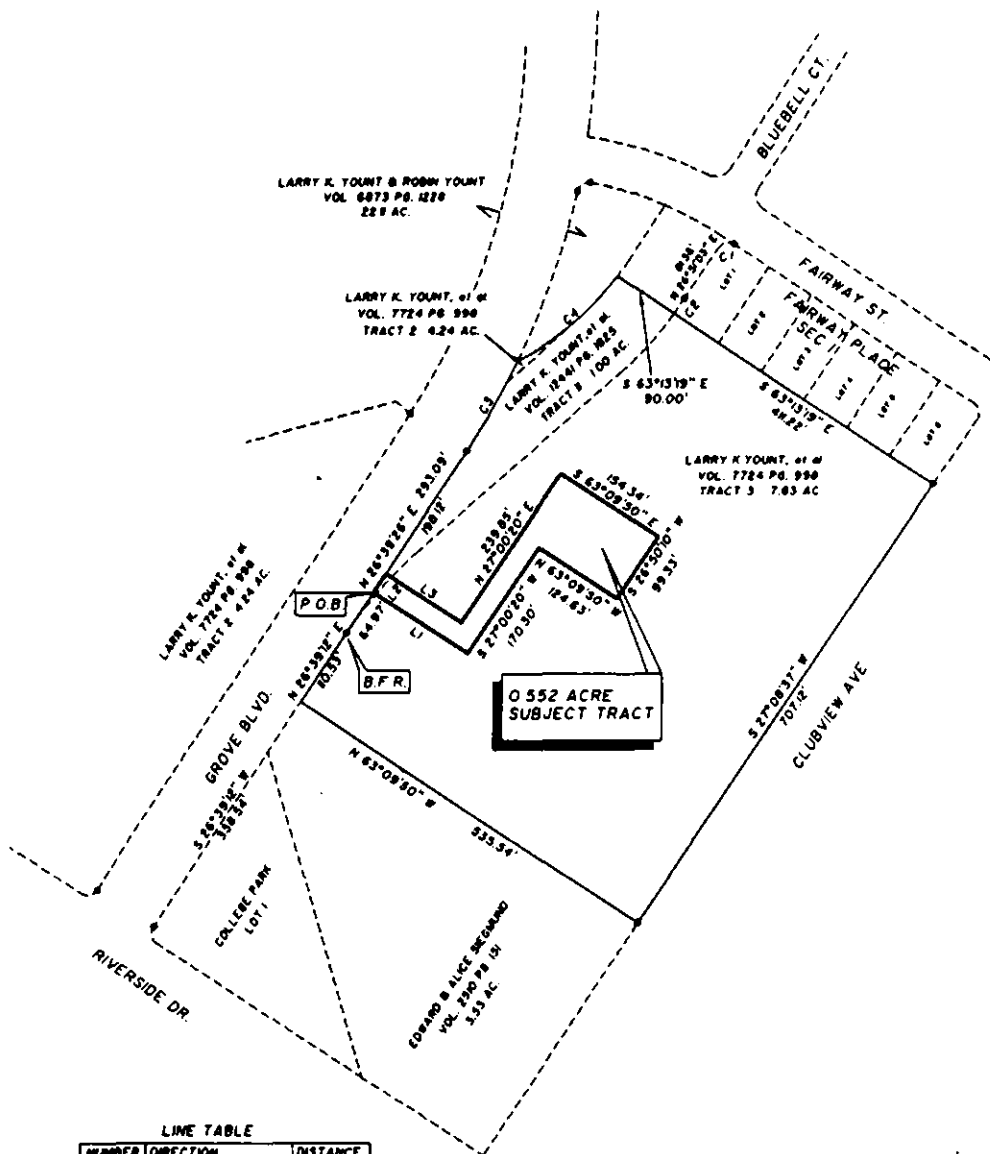


Date



**Baker-Aicklen
& Associates, Inc.**
Engineers/Surveyors

SKETCH TO ACCOMPANY FIELD NOTES



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 63°33'56" W	149.99'
L2	N 26°39'26" E	30.00'
L3	S 63°33'56" E	120.17'

CURVE TABLE

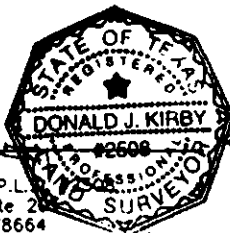
NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C1	88°31'21"	N 7°07'56" E	15.00	23.86	20.84
C2	02°44'45"	N 26°15'03" E	490.00	23.48	23.48
C3	07°31'01"	N 22°54'09" E	1045.00	137.40	137.00
C4	25°04'25"	N 43°14'02" E	400.00	174.70	173.31

SCALE: 1" = 200'

LEGEND

- = IRON ROD FOUND (1/2")
- P.O.B. = POINT OF BEGINNING
- B.F.R. = BEGINNING FOR REFERENCE

JOB No.: 1095-701-11
BY: B JOHNSON



As Prepared By:
Donald J. Kirby, R.P.L.
203 E. Main St., Ste 200
Round Rock, TX 78664

Date



**Baker-Aicklen
& Associates, Inc.**
Engineers/Surveyors

DESCRIPTION

FOR A 0.224 ACRE (10616 SQUARE FOOT) TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 1.00 ACRE TRACT OF LAND (TRACT 2) A VACATED RIGHT-OF-WAY OF GROVE BOULEVARD AS DESCRIBED IN THAT DEED TO LARRY K. YOUNT, ET AL. BY INSTRUMENT RECORDED IN VOLUME 12441, PAGE 1825 OF THE TRAVIS COUNTY DEED RECORDS, SAID 0.224 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a iron rod found on the northeasterly corner of said 1 Acre Tract, same being on the southerly right-of-way line of Fairway Street (60' wide row), same being a northwesterly point of curvature of Lot 1, Fairway Place, Section 1, Book 57, Page 23, Travis County Plat Records of said county, being the northeasterly corner of the herein described tract;

THENCE, with the westerly boundary line of said Lot 1, same being the easterly boundary line of said 1.00 Acre Tract the following three (3) courses and distances:

1. With an arc of a curve to the left having a central angle of $88^{\circ}31'21''$, a radius of 15.00 feet, an arc of 23.18 feet and a chord which bears $S71^{\circ}07'56''W$ for a distance of 20.94 feet;
2. $S26^{\circ}51'03''W$ for a distance of 81.56 feet to an iron rod found;
3. With the arc of a curve to the right having a central angle of $02^{\circ}44'45''$, a radius of 490.00 feet, an arc length of 23.48 feet and a chord which bears $S28^{\circ}13'03''W$ for a distance of 23.48 feet to the southwesterly corner of said Lot 1, same being on the easterly boundary line of said 1.00 Acre Tract, same being the northwesterly corner of a called 7.83 acre of land (Tract 3) as described in that deed to Larry K. Yount, et al. by instrument recorded in Volume 7724, Page 998 of the Travis County Deed Records, being the southeasterly corner of the herein described tract;

THENCE, departing the easterly boundary line of said 1.00 Acre Tract and said 7.83 Acre Tract, through the interior of said 1.00 Acre Tract $N63^{\circ}13'19''W$ for a distance of 90.00 feet to a point on the westerly boundary of said 1.00 Acre Tract same being the easterly boundary of a called 22.11 Acre Tract of land as described in that deed to Larry K. Yount and Robin Yount by instrument recorded in Volume 6873, Page 1228-1232 of the Travis County Deed Records, being the southwest corner of the herein described tract:

THENCE, with the easterly boundary line of said 22.11 Acre Tract, same being the westrly boundary of said 1.00 Acre Tract the following two (2) course and distances:

1. With the arc of a curve to the left having a central angle of $03^{\circ}03'47''$, a radius of 400.00 feet, an arc length of 21.38 feet and a chord which bears $N29^{\circ}08'26''E$ for a distance of 21.38 feet;
2. $N26^{\circ}47'10''E$ for a distance of 91.15 feet to the said southerly right-of way line of Fairway Street, same being the easterly corner of said 22.11 Acre Tract, same being the northwesterly corner of said 1.00 Acre Tract, being the northwesterly corner of the herein described tract;

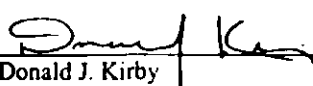
THENCE, departing the easterly corner of said 22.11 Acre Tract, with the southerly right-of way line of Fairway Street, same being the northerly boundary of said 1.00 Acre Tract the following two (2) courses and distances:

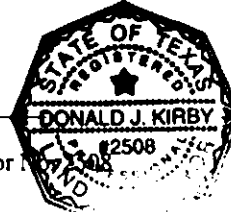
EXHIBIT B

0012 1 01

1. With an arc of a curve to the right, having a central angle of $10^{\circ}18'15''$ with a radius of 470.00 feet, an arc length of 84.53 feet and a chord which bears $S68^{\circ}20'56''E$ for a distance of 84.41 feet to a northerly corner of the herein described tract;
2. $S63^{\circ}05'05''E$ for a distance of 20.37 feet to the and **POINT OF BEGINNING** and containing 0.224 acres of land.

Surveyed under the direct supervision of the undersigned:


Donald J. Kirby
Registered Professional Land Surveyor
Baker-Aicklen & Assoc., Inc.
203 East main Street, Suite 201
Round Rock, TX 78664

 *Sept 11, 2000*
Date

SKETCH TO ACCOMPANY DESCRIPTION

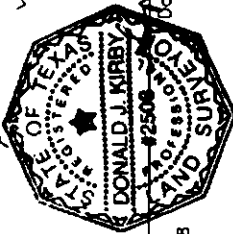
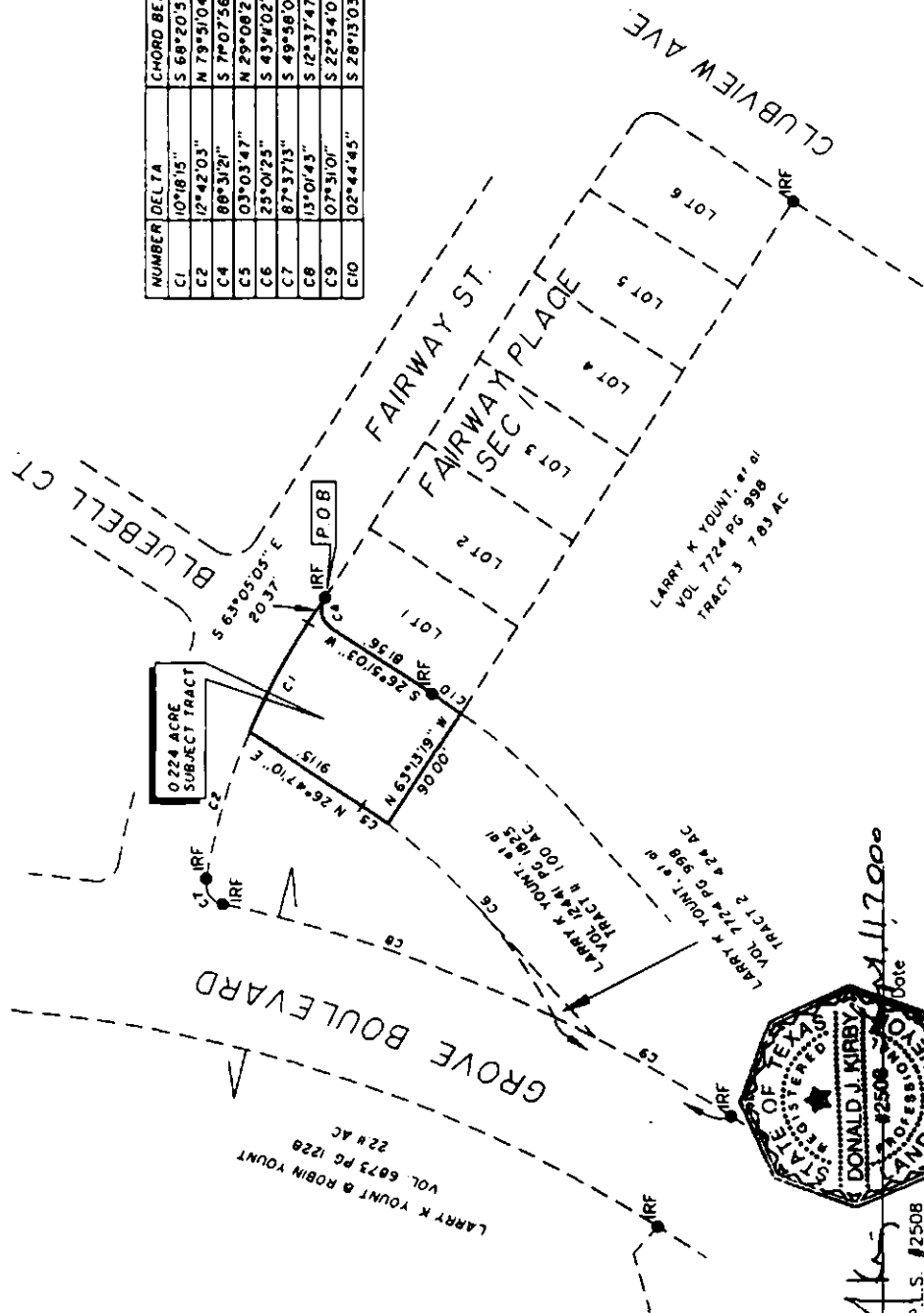
15-102100

SCALE: 1" = 100'

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	CHORD
C1	107°18'15"	S 68°20'36" E	470.00	84.53	84.41
C2	12°42'03"	N 79°51'04" W	470.00	104.19	103.97
C4	86°31'21"	S 7°07'56" W	15.00	23.48	20.94
C5	03°03'47"	N 29°08'26" E	400.00	21.38	21.38
C6	25°01'25"	S 43°01'02" W	400.00	174.70	173.31
C7	87°37'13"	S 49°58'08" W	15.00	22.94	20.77
C8	13°01'43"	S 12°37'47" W	1045.00	237.62	237.11
C9	07°31'01"	S 22°54'09" W	1045.00	137.10	137.00
C10	02°44'45"	S 28°13'03" W	490.00	23.48	23.48

LEGEND

IRON ROD FOUND ● IRF
POINT OF BEGINNING P O B

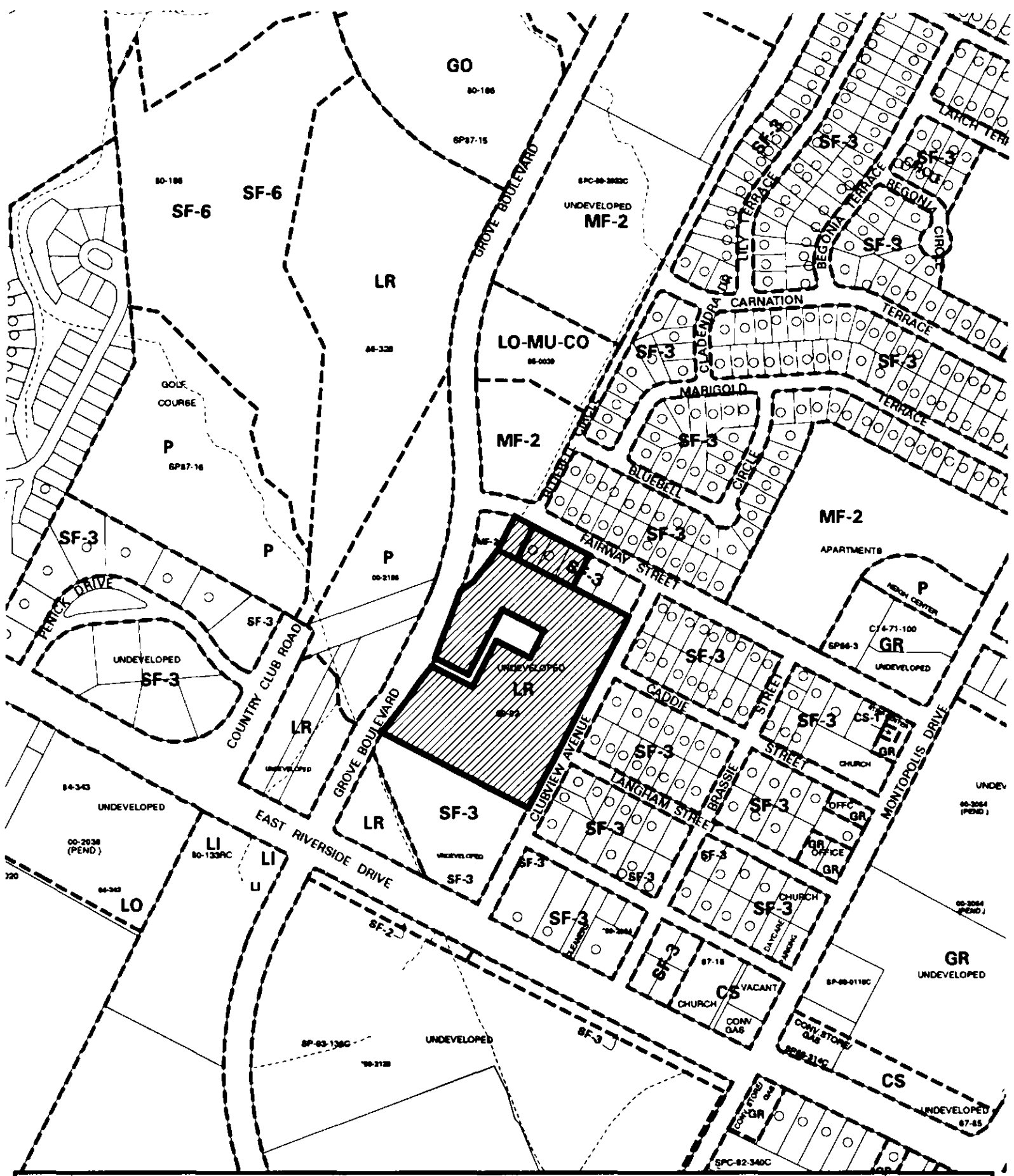


As Prepared By: R.P.L.S. #2508
Donald J. Kirby, R.P.L.S. #2508
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Round Rock, TX 78664

Baker-Aicklen & Associates, Inc.
Engineers/Surveyors

JOB No: 1095-701-11
BY: B. JOHNSON

File name: W:\PROJECTS\FAIRWAY\REVISED\ZONE2
Plot date: 9/11/00



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT C CASE #: C14-00-2169 ADDRESS: 1881 GROVE BLVD DATE: 00-12 SUBJECT AREA (acres): 8.498 INTLS: BAR	CITY GRID REFERENCE NUMBER L19
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: A.SMITH			

0012 7-51